069.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	925,000 / 925,000
					USE VALUE:	925,000 / 925,000
					ASSESSED:	925,000 / 925,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		DRAPER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WRIGHT CURTIS &
Owner 2:	WRIGHT LISA WATRAS
Owner 3:	
Street 1:	43 DRAPER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DI CICCO DIANE M/ETAL -
Owner 2:	BRAUNSTEIN DANIEL -
Street 1:	43 DRAPER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,920 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Wood Shingle Exterior and 2241 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7920.000	484,300	3,400	437,300	925,000
Total Card	0.182	484,300	3,400	437,300	925,000
Total Parcel	0.182	484,300	3,400	437,300	925,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.76 | /Parcel: 412.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	44080
GIS Ref	
GIS Ref	
Insp Date	10/23/18

!5926!

PREVIOUS ASSESSMENT

Parcel ID: 069.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	484,400	3400	7,920.	437,300	925,100	925,100	Year End Roll	12/18/2019
2019	101	FV	362,400	3400	7,920.	406,100	771,900	771,900	Year End Roll	1/3/2019
2018	101	FV	362,400	3400	7,920.	406,100	771,900	771,900	Year End Roll	12/20/2017
2017	101	FV	362,400	3400	7,920.	356,100	721,900	721,900	Year End Roll	1/3/2017
2016	101	FV	265,900	3400	7,920.	324,900	594,200	594,200	Year End	1/4/2016
2015	101	FV	259,700	3400	7,920.	287,400	550,500	550,500	Year End Roll	12/11/2014
2014	101	FV	259,700	3400	7,920.	271,800	534,900	534,900	Year End Roll	12/16/2013
2013	101	FV	259,700	3400	7,920.	258,600	521,700	521,700		12/13/2012

PRINT

Date	Time
12/10/20	20:44:59

LAST REV

Date	Time
04/16/19	15:19:49
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5926

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DI CICCO DIANE	67838-299		8/18/2016		910,000	No	No		
DICICCO GERALDI	26662-257		9/12/1996		250,000	No	No		Y

USER DEFINED

Prior Id # 1:	44080
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/1998	491	Demoliti	850					DEMO SCREEN PORCH
12/4/1996	633	Manual	2,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2018	MEAS&NOTICE	BS	Barbara S
3/7/2017	SQ Returned	MM	Mary M
4/8/2009	Measured	372	PATRIOT
10/7/1999	Mailer Sent		
10/7/1999	Measured	263	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7920		Sq. Ft.	Site		0	70.	0.79	12			Easemen	-5					437,302						437,300	

Total AC/HA: 0.18182 | Total SF/SM: 7920 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 437,302 | Spl Credit | Total: 437,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23659217
Const Adj.:	0.99485052
Adj $ / SQ:	153.778
Other Features:	88500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	542938
Depreciation:	58637
Depreciated Total:	484301

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

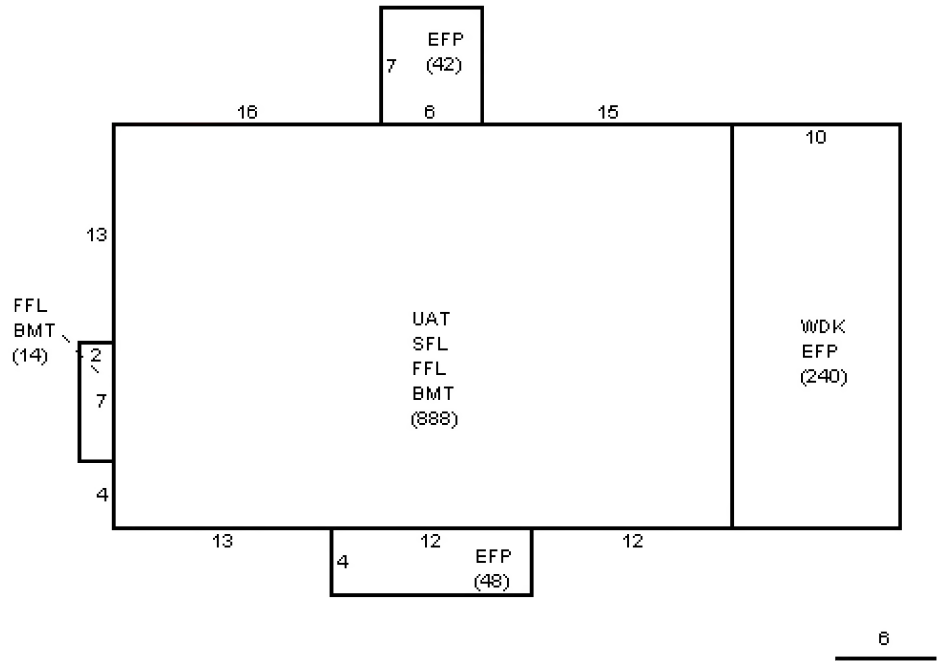
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	186.07
Special Features:	0	Val/Su Net:	139.01
Final Total:	484300	Val/Su SzAd	270.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	902	63.430	57,217
FFL	First Floor	902	153.780	138,708
SFL	Second Floor	888	153.780	136,555
EFP	Enclos Porch	330	35.290	11,646
WDK	Deck	240	10.110	2,427
UAT	Upper Attic	222	61.510	13,655

Net Sketched Area:	3,484			Total:	360,208
Size Ad	1790	Gross Are	4150	FinArea	2241

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X20	A	FR	1915	23.93	T	50	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400